

**ABBREVIATED UNAUDITED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2011
FOR
FINELAND INVESTMENTS LIMITED**



FINELAND INVESTMENTS LIMITED (REGISTERED NUMBER: 05016521)

**CONTENTS OF THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2011**

	Page
Company Information	1
Abbreviated Balance Sheet	2
Notes to the Abbreviated Accounts	4

FINELAND INVESTMENTS LIMITED
COMPANY INFORMATION
FOR THE YEAR ENDED 28 FEBRUARY 2011

DIRECTOR: N Teitelbaum

REGISTERED OFFICE: Foframe House
35-37 Brent Street
London
NW4 2EF

REGISTERED NUMBER: 05016521 (England and Wales)

ACCOUNTANTS: Melinek Fine LLP
Chartered Accountants
Foframe House
35-37 Brent Street
London
NW4 2EF

FINELAND INVESTMENTS LIMITED (REGISTERED NUMBER: 05016521)

**ABBREVIATED BALANCE SHEET
28 FEBRUARY 2011**

	Notes	2011	2010
		£	£
FIXED ASSETS			
Tangible assets	2	3,409	5,114
Investment property	3	1,002,000	1,002,000
		<u>1,005,409</u>	<u>1,007,114</u>
CURRENT ASSETS			
Stocks		70,000	70,000
Debtors		941	1,166
Cash at bank		-	8,155
		<u>70,941</u>	<u>79,321</u>
CREDITORS			
Amounts falling due within one year	4	82,977	94,780
NET CURRENT LIABILITIES		<u>(12,036)</u>	<u>(15,459)</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		993,373	991,655
CREDITORS			
Amounts falling due after more than one year	4	800,000	800,000
NET ASSETS		<u>193,373</u>	<u>191,655</u>
CAPITAL AND RESERVES			
Called up share capital	5	100	100
Revaluation reserve		48,553	48,553
Profit and loss account		144,720	143,002
SHAREHOLDERS' FUNDS		<u>193,373</u>	<u>191,655</u>

The company is entitled to exemption from audit under Section 477 of the Companies Act 2006 for the year ended 28 February 2011

The members have not required the company to obtain an audit of its financial statements for the year ended 28 February 2011 in accordance with Section 476 of the Companies Act 2006

The director acknowledges his responsibilities for

- (a) ensuring that the company keeps accounting records which comply with Sections 386 and 387 of the Companies Act 2006 and
- (b) preparing financial statements which give a true and fair view of the state of affairs of the company as at the end of each financial year and of its profit or loss for each financial year in accordance with the requirements of Sections 394 and 395 and which otherwise comply with the requirements of the Companies Act 2006 relating to financial statements, so far as applicable to the company

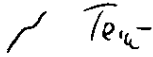
The notes form part of these abbreviated accounts

FINELAND INVESTMENTS LIMITED (REGISTERED NUMBER: 05016521)

**ABBREVIATED BALANCE SHEET - continued
28 FEBRUARY 2011**

The abbreviated accounts have been prepared in accordance with the special provisions of Part 15 of the Companies Act 2006 relating to small companies

The financial statements were approved by the director on 30 November 2011 and were signed by

 Teitelbaum

N Teitelbaum - Director

The notes form part of these abbreviated accounts

NOTES TO THE ABBREVIATED ACCOUNTS
FOR THE YEAR ENDED 28 FEBRUARY 2011

1 ACCOUNTING POLICIES

Accounting convention

The financial statements have been prepared under the historical cost convention as modified by the revaluation of certain assets and in accordance with the Financial Reporting Standard for Smaller Entities (effective April 2008)

Turnover

Turnover comprises net proceeds from sales of residential properties and rental income receivable

Tangible fixed assets

Depreciation is provided at the following annual rates in order to write off each asset over its estimated useful life

Plant and machinery etc - 20% on cost

Stocks

Stocks are valued at the lower of cost and net realisable value, after making due allowance for obsolete and slow moving items

Investment properties

Investment property is shown at current open market value. Any aggregate surplus or deficit arising from changes in market value is transferred to a revaluation reserve.

In accordance with the Financial Reporting Standard for Smaller Entities, no depreciation is provided in respect of freehold or long leasehold investment properties. This is a departure from the Companies Act 2006, which requires all properties to be depreciated. Such properties are not held for consumption, but for investment, and the director considers that to depreciate them would not give a true and fair view. The director considers that this policy results in the accounts giving a true and fair view.

2 TANGIBLE FIXED ASSETS

	Total £
COST	
At 1 March 2010	
and 28 February 2011	34,934
DEPRECIATION	
At 1 March 2010	29,820
Charge for year	1,705
At 28 February 2011	31,525
NET BOOK VALUE	
At 28 February 2011	3,409
At 28 February 2010	5,114

3 INVESTMENT PROPERTY

	Total £
COST OR VALUATION	
At 1 March 2010	
and 28 February 2011	1,002,000
NET BOOK VALUE	
At 28 February 2011	1,002,000
At 28 February 2010	1,002,000

FINELAND INVESTMENTS LIMITED (REGISTERED NUMBER: 05016521)

**NOTES TO THE ABBREVIATED ACCOUNTS - continued
FOR THE YEAR ENDED 28 FEBRUARY 2011**

4 CREDITORS

Creditors include an amount of £800,000 (2010 - £800,000) for which security has been given

5 CALLED UP SHARE CAPITAL

Allotted, issued and fully paid
Number Class

Nominal
value
£1

2011
£
100

2010
£
100

100 Ordinary